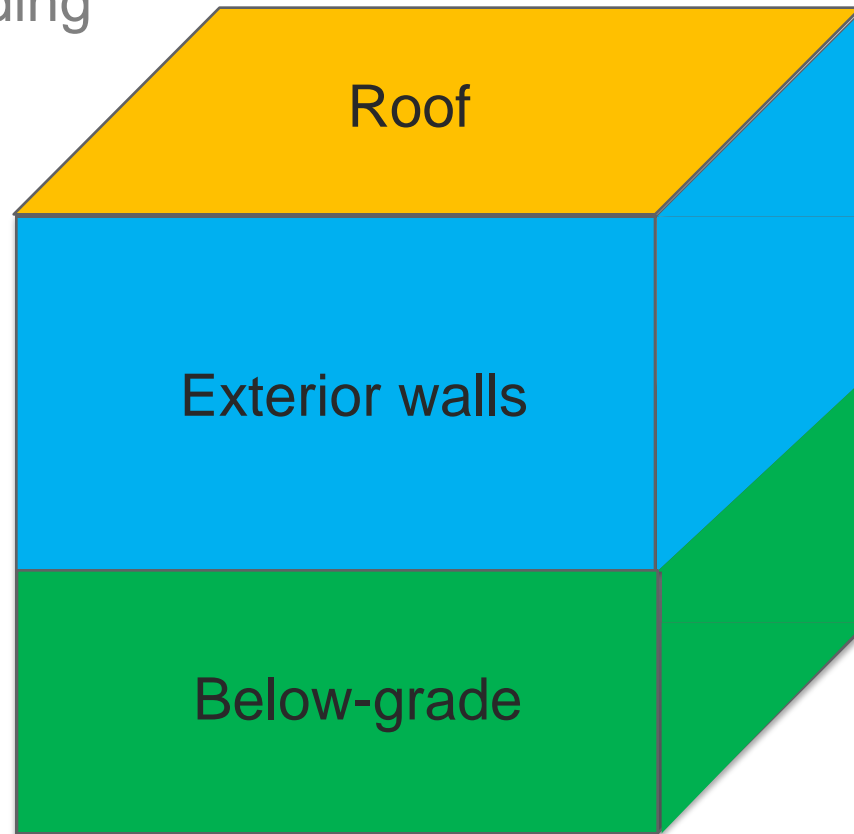




Common questions about building envelope consulting

What is the building envelope?

- All six sides of the building



Why be concerned with the envelope?

- Critical to sustainability and durability
- Many buildings are not built right the first time
- Water can cause a lot of damage
- Exponentially more expensive to fix once occupied
- Mold and occupant health







How does a BE consultant address concerns?

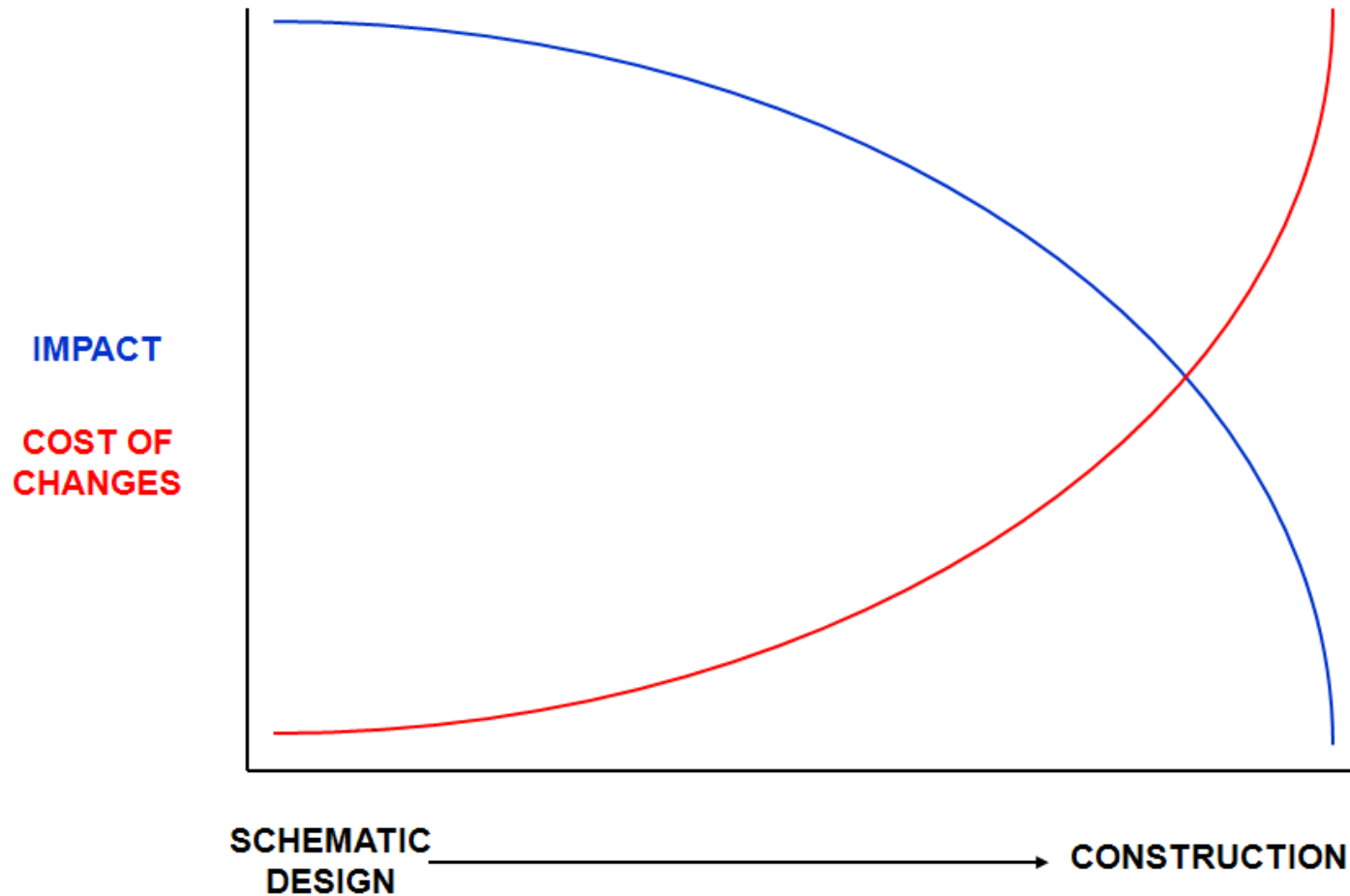
Design

- Product and system selection
- Detail production / redlines
- Specification production / redlines

Construction

- Site visits for compliance
- Submittal / RFI review
- Field testing

Involvement earlier is better than later



Why do design architects need help?

- Learned through forensics and investigation
- Not part of typical architectural curriculums
- Cannot rely on the contractors to address if not shown in the design documents
- Envelopes are getting more complicated
 - Air barriers
 - Rainscreen siding
 - Increasing amounts of insulation
 - New materials

What benefits will you receive?

- Peace of mind
- Durable and sustainable buildings
- Healthy buildings without concerns for mold or water leakage
- Happier taxpayers

How much does it cost?

- Varies from project to project
- Architects and contractors need different amounts of help
- Fees range from 0.5% to 1% of overall construction costs (new construction building)

Where has this approach enjoyed success?

- Cascade Building Renovation at Pierce College
- Rainier Building at Pierce College
- Salish Hall at Green River Community College



Image credit OPSIS Architecture